

LOT 100  
IN OR 2052/1513  
FLORA PARKE 2A PB 6/239

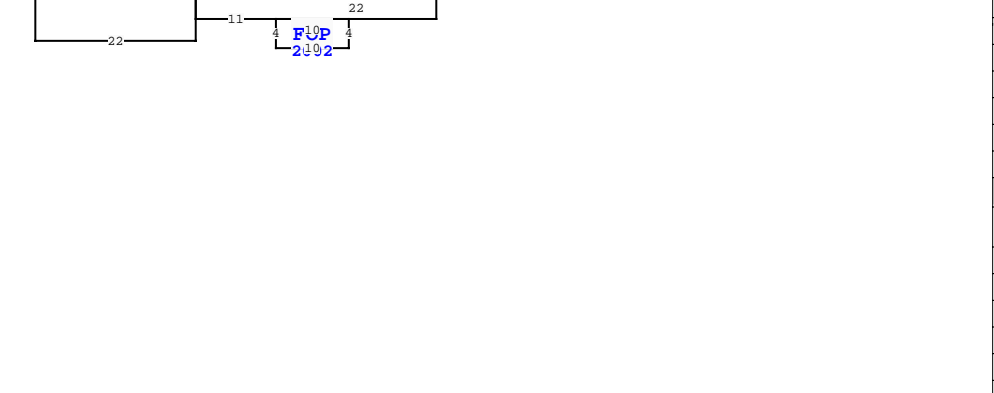
LARDIE KERRY BRETT & MERILEE LYNN  
30435 FOREST PARKE DR  
FERNANDINA BEACH, FL 32034

**2024**

25-2N-28-0550-0100-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	20	FACE BRICK 30	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
Occupancy	00	NONE 100	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,918	106.5960	133.24	388,794	2002	2002	0	0	11.90	88.10	
1 SNGL FAM - 100% - 2019 Heated Area: 2661 HX Base Yr 2019												



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4041.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,367	100	1,367	160,464
FGR	418	55	230	26,998
FOP	40	30	12	1,409
FUS	1,294	100	1,294	151,896
PTO	304	5	15	1,761
TOTALS	3,423		2,918	342,528

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			342,528
TOTAL MARKET OB/XF VALUE			13,308
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			430,836
SOH/AGL Deduction			154,998
ASSESSED VALUE			275,838
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			225,838
TOTAL JUST VALUE			430,836
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			406,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226624	REMODEL	2,429	11/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2052/1513	6/10/2016	WD Q	Q	I	01	299,500
GRANTOR: HARRIS WILLIAM F JR &						
GRANTEE: LARDIE KERRY BRETT						
1041/1508	3/06/2002	WD Q	Q	I		185,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HARRIS WILLIAM JR &						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0 100	0	0	679.00	SF	5.20	5.20	100	2002	2002	3	82	2,895	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
3	0855	CONC PAVER	0 100	0	0	460.00	SF	10.00	10.00	100	2008	2008	3	89	4,094	
4	1076	TRELLIS A	0 100	0	0	180.00	SF	7.50	7.50	100	2008	2008	3	52	702	
5	1076	TRELLIS A	0 100	16	19	304.00	SF	7.50	7.50	100	2008	2008	3	52	1,186	
6	0476	VF 6 SBPL	0 100	0	0	60.00	LF	32.00	32.00	100	2008	2008	3	74	1,421	
TOTALS													13,308			

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							